



## *School / Learning Center*

7561 NE 1st Ave  
Miami, FL 33138

*For Lease*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

School property is located on the south side of NE 76th Street between NE 1st Avenue and NE 1st Court. The school building fronts NE 1st Ave. Landlord will install a new fence between the school property and the 2 other properties in the re building.



**Lease Price: \$16.56 PSF Base Rent**

**Type of Property: School**

**Lot Size: 22,502 SF**

**Building Size: 7,266 SF**

**Folio: 01-3112-014-0530**

**Year Built: 1926**

## HIGHLIGHTS

### 21 Zoning (Current)

- Zone: T5-R
- Description: Urban Center Zone
- Enactment: 13114

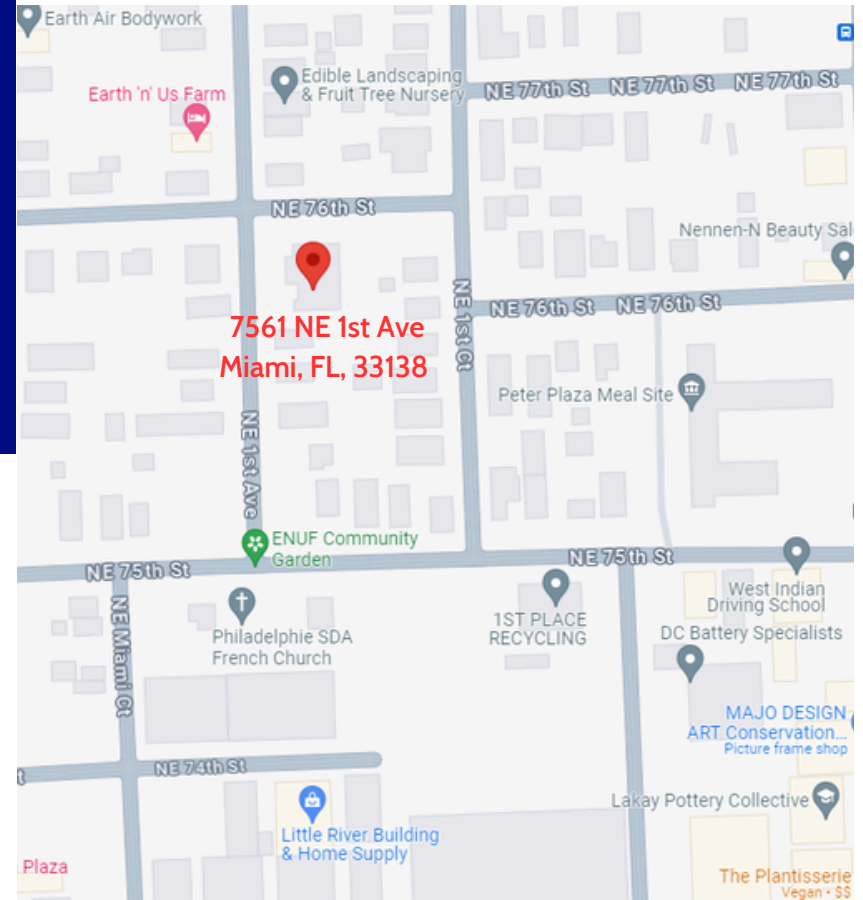
### Existing Land Use

- LU Code: 450
- Description:
  - Governmental/Public Administration (Other than Military or Penal)
  - INSTITUTIONAL

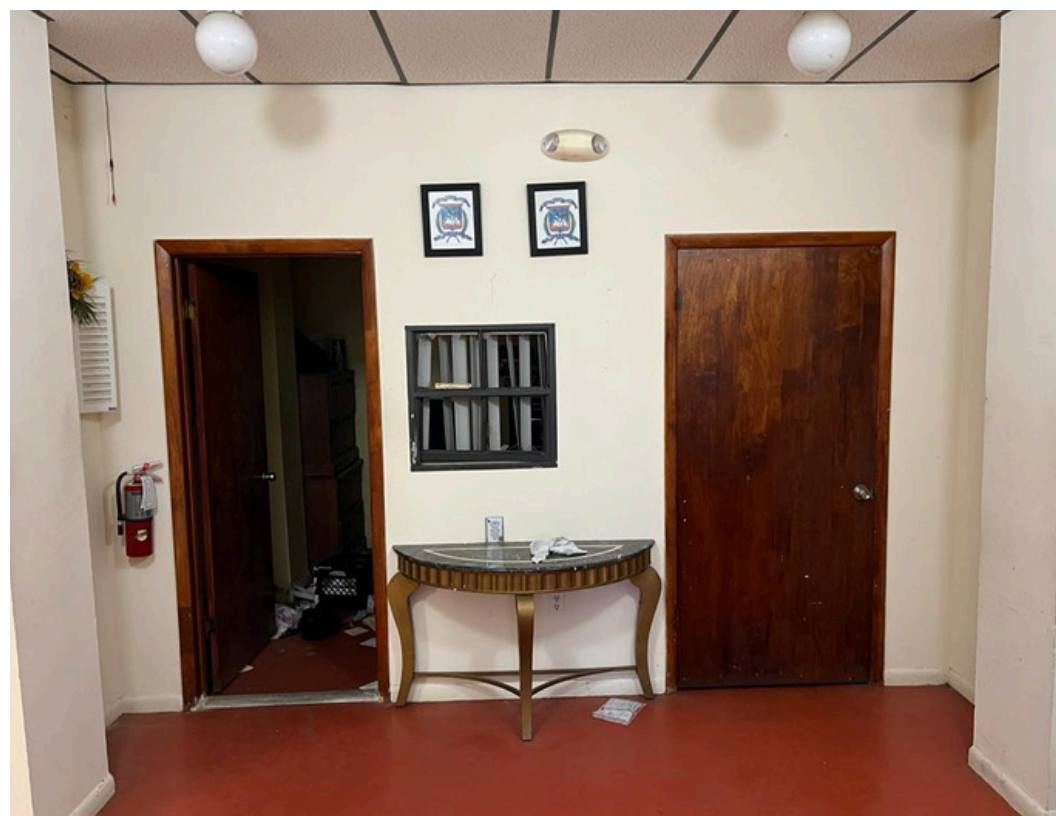
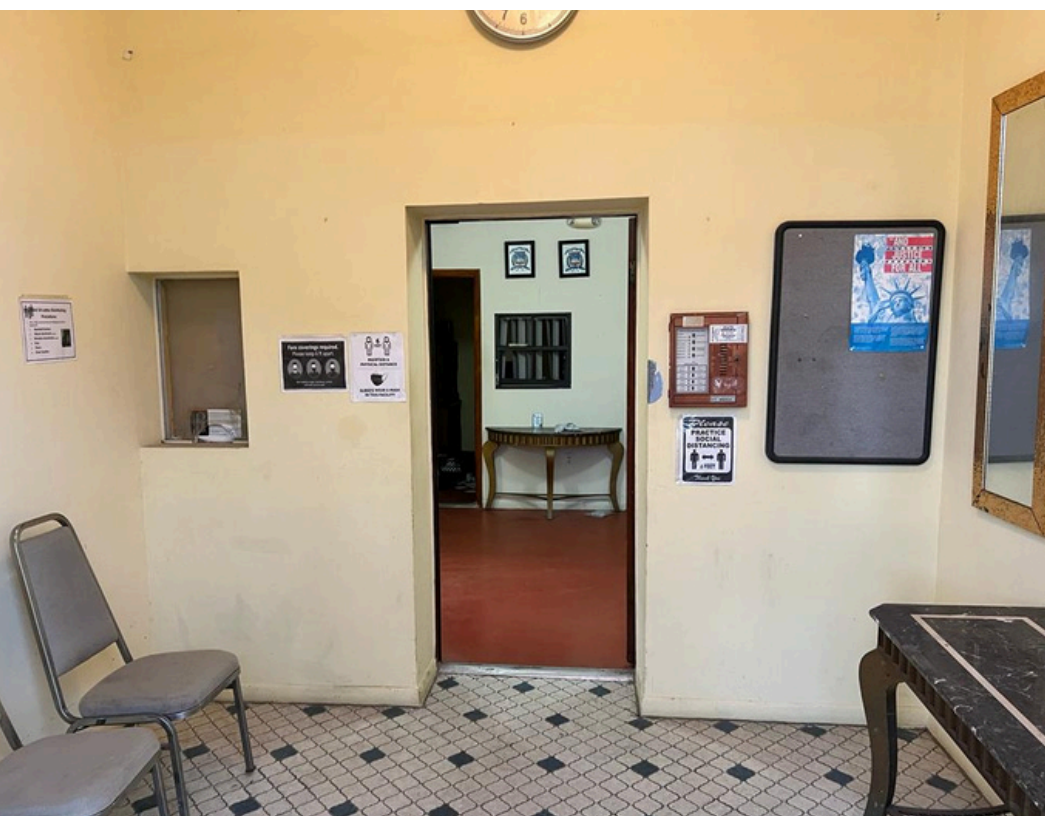
## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population	88,491	505,325	1,514,303
2022 Households	30,740	183,409	559,204
Average Household Income	\$62,420	\$69,398	\$74,603

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# *Aerial View*

7561 NE 1st Ave  
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Gus Martinez, P.A.  
954.394.7078  
[Gus@MartinezTeamCommercial.com](mailto:Gus@MartinezTeamCommercial.com)

